

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

September 12, 2013 (6PM)

### Minutes

(Subject to Board of Director's approval)

**Board President, Craig Nicholson**, called the meeting to order at 6:00 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

**Board members in attendance:** Joe Mora, and Jaime Escobedo (Mary Mason and Lisa Welch absent). Also in attendance: Ms. Hall (unit 351), Ms. Minder (unit 102), Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

Ms. Lange (unit 351) discussed the need to remove a **large tree branch** near her unit, general **tree trimming** and replacement of unit **address numbers** with the Board. Joe M. and Craig N. will meet with Action Tree Service to discuss trimming.

Ms. Minder (unit 102) requested the Association reimburse her for repair of the floor in her unit, due to **water damage** caused by a leaking common drain pipe. Board discussed the request and denied reimbursement.

**Meeting Minutes:** The **August Board Meeting minutes** (8/8/13) were **approved** as presented.

### Treasurer's Report:

	August 2013	YTD
Total Income	72,037.09	550,583.38
Operating Expenditures	25,270.32	211,374.32
Reserve Expenditures	7,890.43	445,041.43
Total Expenditures	33,160.75	656,415.75
Transfer to Reserve	(38,876.34)	(107,718.83)
Transfer from Reserve	0.00	215,610.00
Total in Savings	1,237,941.06	
Total Assets	1,262,898.94	

James N. reported Operating Expenses are approximately 15% below budget; also noted the Reserve expenditures were for ext painting and dry rot repair). The August Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine **landscape maintenance**, ant treatment on building's periphery, cobweb removal in carports and new tree planting.

### Old Business

Items addressed:

- **Dry rot repairs:** James N. reported Sea View Constr. will perform requested (missed) siding repairs starting on Sept. 16, 2013.
- **Exterior painting:** James N. reported on completion status of Affordable Painting's exterior painting project. Painters going back to areas that were missed.

- **Entry directory:** James N. updated the Board on the status of the new auto entry system search by Consolidated Overhead Door – none found, at this time, with will allow using the existing gate opening transmitters..
- **Privacy screens (owner repair):** Tabled for full Board review.
- **“Walk-through” List:** James N. reported owner-related exterior violations have now received notes requesting their action.
- **Asphalt repairs:** James N. reported repairs scheduled for Oct. 1 – 3, 2013, slurry-seal on Oct. 22, 24 and 29, 2013 (\$47,905), car wash area to be repaired on Sept. 25, 2013 (\$5,750). Board approved towing of vehicles left in the repair areas, obstructing work.

No other Old Business

## **New Business**

Items addressed:

- **Annual Review:** Board **approved** Annual Review, to be performed by Purdy & Co., CPA (\$1,450).
- **Lattice repair and pet waste issue (unit 213):** Board briefly discussed issues pertaining to unit 213 and will invite the unit owners to the October 2013 Board meeting for Internal Dispute Resolution (under Executive Session) to discuss resolution to these issues.

No other New Business

The meeting was **adjourned** at 7:00 pm.

The next Board meeting is scheduled for Thursday, October 10, 2013, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe